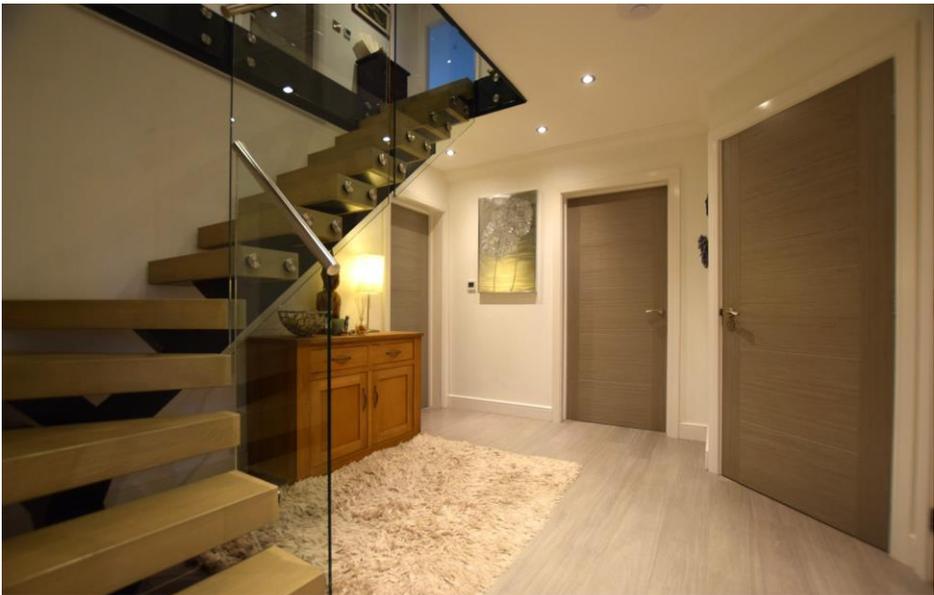




**GASCOIGNE
HALMAN**

College Court, Macclesfield

THE AREA'S LEADING ESTATE AGENCY



Constructed by Alfred McAlpine Homes in 2000 and extended in 2023, substantial detached family home situated in a fantastic cul-de-sac location within this select development conveniently located within walking distance of excellent schools, the town centre and its excellent public transport link . Internally the generous accommodation has a well planned layout including entrance vestibule, entrance hall with access to WC, office and dining room. Spacious open plan dining kitchen that includes a host of appliances and separate utility room. To the first floor there are five sizable bedrooms, en-suite bathrooms to two & Jack & Jill bathroom to another. A driveway leads to a double garage, front garden features mature shrubs, whilst to the rear the lovely flat lawned garden is well stocked and particularly private with spacious patio. PART FURNISHED OR FURNISHED Energy Efficiency Rating: TBC. Council Tax Band: G.



DIRECTIONS

SK11 8HN

TENURE

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East BC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

TBC

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Please ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Please ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Please ask Agent TBC

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Please ask Agent

SOURCES OF FLOODING

Please ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

Please ask Agent

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



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01625 506720 macclesfieldlet@gascoignehalman.co.uk
80-82 Waters Green, Macclesfield, Cheshire, SK11 6LA